

**COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, JANUARY 12, 2016 - 6:00 P.M.
COMMUNITY HALL
205 SOUTH MAIN STREET
COUNCIL BLUFFS, IOWA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL – MINUTES OF THE DECEMBER 8, 2015 MEETING**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**

- A. CASE #ZC-16-001: Public hearing on the request of B&B Real Estate Investments, LLC, represented by Jim Kaiser of Heartland Properties, to amend Ordinance No. 6016, approved by City Council on January 12, 2009, in order to rezone property legally described as being the South 908.96 feet of the SE1/4 NW1/4 of Section 18-74-43 lying east of Lateral 5 (except City), Council Bluffs, Pottawattamie County, Iowa from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District. Location: east of East Manawa Drive and south of tank farm.
- B. CASE #ZC-16-002: Public hearing on the request of the Community Development Department to rezone the following City owned property from I-1/Light Industrial District to R-3/Low Density Multi-Family Residential District: Lots 4 - 6, Block Ferry Addition; Lots 1 - 6, Block 7, and N1/2 vacated alley and W1/2 vacated S. 33rd Street abutting, Bryant and Clark's Subdivision; Lots 1 - 8, Block 8, and the E1/2 vacated S. 33rd Street abutting, Bryant and Clark's Subdivision; Lot 1 - 8, Block 9 and vacated alley right-of-way abutting, Bryant and Clark's Subdivision; and Lots 1 - 16, Block 10, and vacated alley and W1/2 vacated S. 30th Street abutting, Bryant and Clark's Subdivision; along with rezoning the following City owned property from C-2 Commercial District to R-3/Low Density Multi-Family Residential District: Lots 1 - 3, Block 6, Ferry Addition; Lot 7 - 12, Block 7, and the S1/2 vacated alley, Bryant and Clark's Subdivision; Lots 9 - 16, Block 8, Bryant and Clark's Subdivision; along with rezoning the following City owned property from I-1/Light Industrial District to C-2 Commercial district: Lots 7 and 8, Block 2, and Lots 1 - 8, Block 3, and vacated S. 30th Street abutting, Bryant and Clark's Subdivision. Location: Generally between 1st and 2nd Avenues extending between South 30th and 34th Streets.
- C. CASES #ZC-16-003 & PR-16-001: Combined public hearing on the request of Bethany Lutheran Home, represented by Michael D. Van Sickle to rezone property legally described as Lots 2 & 3, Auditor's Subdivision of the SW1/4 NW1/4 and Lots 2, 3, and 4, Auditor's Subdivision of the SE1/4 NW1/4; also all that parcel of land lying between the above lots and the westerly line of Broadway being a part of Lot 11, Auditor's Subdivision except part of the above property deeded to the City of Council Bluffs, Iowa for creek purposes, all in Section 19-75-43, Pottawattamie County, Iowa except for the following: Part of Lots 3 & 4, Auditor's Subdivision of the SE1/4 NW1/4 of Section 19-75-73, more particularly described as follows: The East 115 feet of the West 165 feet of the North 49.11 feet of Lot 4, Auditor's Subdivision, together with a part of Lot 3, Auditor's Subdivision described as follows: Beginning at a point on the South lot line of said Lot 3, 50 feet East of the Southwest corner

of said Lot 3, thence North a distance of 41.89 feet; thence East a distance of 106.5 feet; thence South 05°25' East a distance of 37.05 feet; thence East a distance of 5 feet; thence South a distance of 5 feet; thence West a distance of 115 feet to the point of beginning, all in Auditor's Subdivision of the SE1/4 NW1/4, Section 19-75-43, Pottawattamie County, Iowa from R-1/Single-Family Residential District to R-3/Low Density Multi-Family Residential District and to apply a Planned Residential Overlay and adopt the associated development plan for the Bethany Lutheran Home (Senior Living Community). Location: 2410 North Broadway.

- D. CASE #URN-16-002: Public hearing on the request of the City of Council Bluffs to adopt the Bluffs Vision Urban Renewal Plan and Area for the land described as being a part of lot 1, Hotel Plaza at the M.A.C. a subdivision located in the South ½ of Section 3, Township 74 North, Range 44 West; and also together with part of Plaza at the M.A.R.C.C., a subdivision located in the Southwest 1/4 of said Section 3; all located in the 5th Principal Meridian, City of Council Bluffs, Iowa. Location: 18.72 acres west and south of the MAC Arena and Convention.
- E. CASE #URV-16-001: Public hearing on the request of the City of Council Bluffs to create the Hawkeye Heights Phase II Urban Revitalization Area and adopt the required plan for an area legally described as Lot 1, Hawkeye Heights Subdivision, Phase II, City of Council Bluffs, Pottawattamie County, Iowa. Location: Northeast of property located at 1801 East Kanesville Boulevard.

8. OTHER BUSINESS

- A. City Council update
- B. Other items of interest

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 328-4629 at least 48 hours before the meeting.